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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SdB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 4, 2019

SUBJECT: UP19-40, UP19-41, & DR19-119 POWER & RAY STORAGE

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of an undeveloped property that will provide a commercial service to the community.

REQUEST

UP19-40 POWER & RAY STORAGE-OUTDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres of real property located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay.

UP19-41 POWER & RAY STORAGE-INDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres of real property located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay.

DR19-119, POWER & RAY STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.81 acres, generally located at the

northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: SS Development
Name: Gus Schultz
Address: 3868 S. Lindsay Rd.
Gilbert, AZ 85297
Phone: (602) 615-8579
Email: gus@aloha.build

OWNER

Name: Greg Ellsworth
Address: 4115 E. Valley Auto Dr. Ste. 105
Mesa, AZ 85206
Phone: (480) 378 - 6724
Email: greg@sscg1.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 17, 2002</i>	Town Council approved Ordinance No. 1425 rezoning 96.8 acres from C-1, R1-43, R-43 and Agriculture to C-2 in zoning case Z01-28.
<i>July 22, 2003</i>	Town Council approved Z03-09 Gateway Pointe in Ordinance No. 1503 rezoning 73 acres to 15 acres of Industrial Buffer and 58 acres of Garden Industrial with a PAD overly.
<i>June 24, 2008</i>	Town Council approved GP08-02 in Resolution No. 2902 and Z08-04 in Ordinance No. 2180, rezoning 9.8 acres of Regional Commercial to 9.8 acres of Light Industrial zoning with a PAD overlay.
<i>February 18, 2016</i>	Town Council approved GP14-01 in Resolution No. 3848 and Z14-01 in Ordinance No. 2569 rezoning 19.7 acres of Light Industrial, with a PAD overlay to 19.7 acres of Multi-Family / Medium with a PAD overlay.
<i>December 21, 2017</i>	Town Council approved GP17-1008 in Resolution No. 3946 and Z17-1015 in Ordinance No. 2637, rezoning 19.97 acres from Multi-Family/Medium with a PAD overly to MF/L with a PAD overlay.

Overview

The applicant is proposing to develop a presently vacant 9.81 acre industrial site to create a self-storage facility. The facility as proposed contains a combination of traditional indoor personal property storage and Recreational Vehicle/Boat storage. The RV/Boat storage is proposed to include a mixture of indoor units and outdoor covered units. Incidental uses to the primary use of personal property storage have been proposed including office space, a wash bay, and a service area; all proposed incidental uses are permitted within the Light Industrial (LI) zoning district. The site is generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Utility/Transportation Corridor (U/TC)	Public Facilities/Institutions (PF/I)	202 Santan Freeway
South	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant
East	Regional Commercial (RC)	Regional Commercial (RC) with PAD overlay	Gilbert Gateway Towne Center (Shopping Center)
West	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant
Site	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant

Project Data Table

Site Development Regulations	Required per LDC and Ord. 2637	Proposed
Building Area	--	Building A – 19,364 sf Building B – 18,558 sf Building C – 14,000 sf Building D – 33,659 sf Building E – 18,000 sf Building F – 8,400 sf Wash Bay – 1,500 sf Total Building Area – 113,481 sf
Maximum Building Height (ft.)/(Stories)	55'/3 Stories	41'-2"/ 2 Stories
Minimum Building Setback (ft.)		
Front (Collector or Local)	25'	25'
Side (Commercial/Office/ Public Facility/ Institutional)	15'	15'
Side (Employment)	0'	10'
Rear (Commercial/Office/ Public Facility/ Institutional)	15'	5'
Separation Between Buildings (ft.)		
Single Story	15'	6'
Minimum Required Perimeter Landscape Area (ft.)		
Front (Collector or Local)	20'	20'
Side (Commercial/Office/ Public Facility/ Institutional)	15'	15'
Side (Employment)	0'	5'
Rear (Commercial/Office/ Public Facility/ Institutional)	15'	5'

Landscaping (% of net lot area)	--	9.8%
Off-Street Parking and Loading	Storage, Personal Property (No Dwelling Unit): 8 Spaces Offices, General 1/250: 12 Spaces	26 Spaces

DISCUSSION

The project includes two (2) Conditional Use Permit applications and a Design Review application. All three (3) applications are being reviewed concurrently. The primary focus of the study session discussion is on the proposed elevations for the subject site. Site design issues related to code requirements, such as incorrect setbacks as seen in the site plan, are being addressed by staff during the first review.

The project is currently in first review and therefore additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Conditional Use Permit

The applicant is requesting two (2) Conditional Use Permits (CUP) to allow *Storage, Personal Property (Indoor)* and *Storage, Personal Property (Outdoor)* in the Light Industrial (LI) zoning district. Per the proposed Design Review submittal, the applicant is proposing a combination of both uses on the subject site, prompting the request for two (2) CUPs.

The Land Development Code (LDC) Article 6.1 Use Definitions provides the following descriptions for the proposed uses:

Storage, Personal Property. A facility offering storage of personal property and office records to the general public.

Indoor. A personal property storage facility where all storage occurs in one or more fully enclosed buildings. A facility may include one on-site dwelling unit for a facility manager.

Outdoor. A personal property storage facility where all or part of the storage occurs outdoors, including the storage of recreational vehicles. A facility may include one on-site dwelling unit for a facility manager.

To approve a Conditional Use Permit, the Planning Commission must find that all four Findings of Fact, identified under LDC Section 5.403, have been met. The required Findings of Fact are as follows:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.
2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town

Council.

3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The two (2) CUPs are being concurrently reviewed with the Design Review application. The aforementioned CUPs must be approved by the Planning Commission prior to approval of the Design Review application.

Site

The site contains six (6) buildings that surround the perimeter of the site. Building A is located on the western perimeter and contains 15,200 sf of indoor storage, 1,000 sf of retail office, and 3,000 sf of corporate office. The next three (3) buildings, B, C, and D are connected, totaling 69,754 sf. Buildings E and F are located on the southern portion of the site, totaling 26,400 sf. Internal to the site includes 160 covered RV and boat spaces and internal drive aisles.

There is one (1) point of access located on the southwest portion of the site through the existing cul-de-sac, situated at the hard corner of Orchid Lane and Bulejay Drive. The bulk of the parking is located just beyond the access point on both the east and west sides. Going north into the site and east, are two (2) access gates to enter the storage area. The gate to the east leads to the area with Building E, which is also gated internally from the rest of the storage area by another access gate to the north between Building F and Building D. Internal to the site, there are nine (9) additional parking stalls and four (4) main drive aisle for internal circulation. *Staff is requesting comments on general site design and layout.*

Landscape

Landscaping is provided primarily along the perimeter of the site with the only internal landscaping present being on the southwest portion in the front parking area before the gates. A combination of Chinese Elm, Willow Acacia, and Texas Mountain Laurel have been utilized for the tree palette. The trees are primarily concentrated along the southern portion of the side adjacent to the R.O.W and along the eastern portion of the site abutting the existing shopping center. A variety of accent ground covers plants have been proposed, which include Valentine Bush, Orange Jubilee, Red Yucca, Webber's Agave, 'New Gold' Lantana, and Gopher Plant.

Elevations, Colors and Materials

The base material of the buildings is CMU block painted in a range of gray tones with a red utilized as an accent color. Other accent materials include a corrugated metal and metal roofing in dark bronze. The corrugated metal is used primarily as large vertical accents in a pillar format along the exterior perimeter of the buildings. The metal roofing is utilized internally within the site, primarily on the storage unit buildings above the red metal roll up doors.

The buildings proposed are generally one story in height, approximately 25'-6" high, except for Building B, which has a second story that is 41'-2" at its highest point. The primary purpose of

this second story is to create a display area for the subject site. During the first review, staff has requested that the second story be further integrated into the first story of the building. *Staff is requesting input on Building B, specifically the second story. Staff is also requesting input on the overall elevations specifically increasing vertical articulation on the perimeter buildings.*

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602. A.3.

REQUESTED INPUT

1. General site design comments; and
2. Elevations, specifically increasing vertical articulation on the perimeter buildings and the integration of the second story of Building B with the first story.

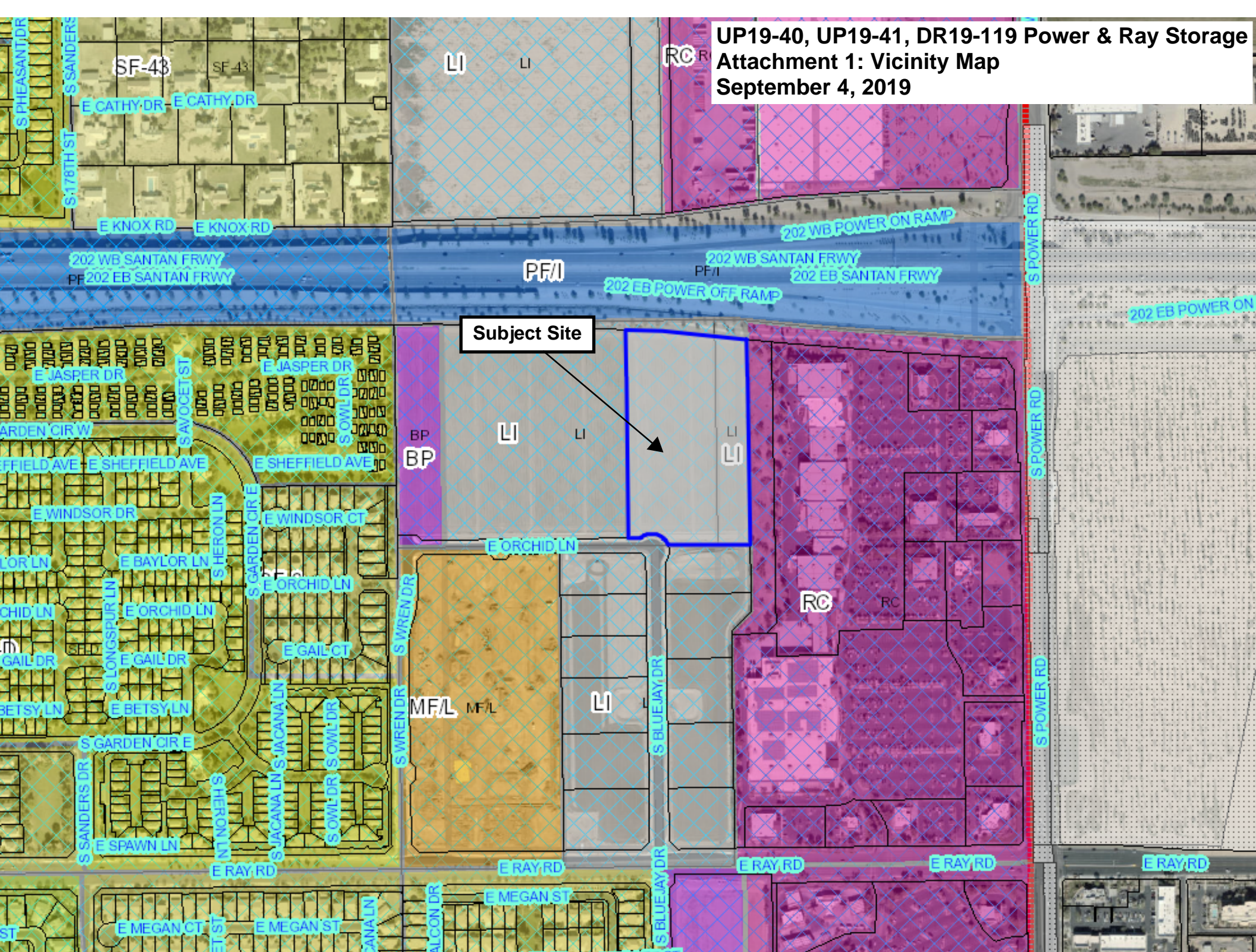
Respectfully submitted,

Sydney Bethel
Planner II

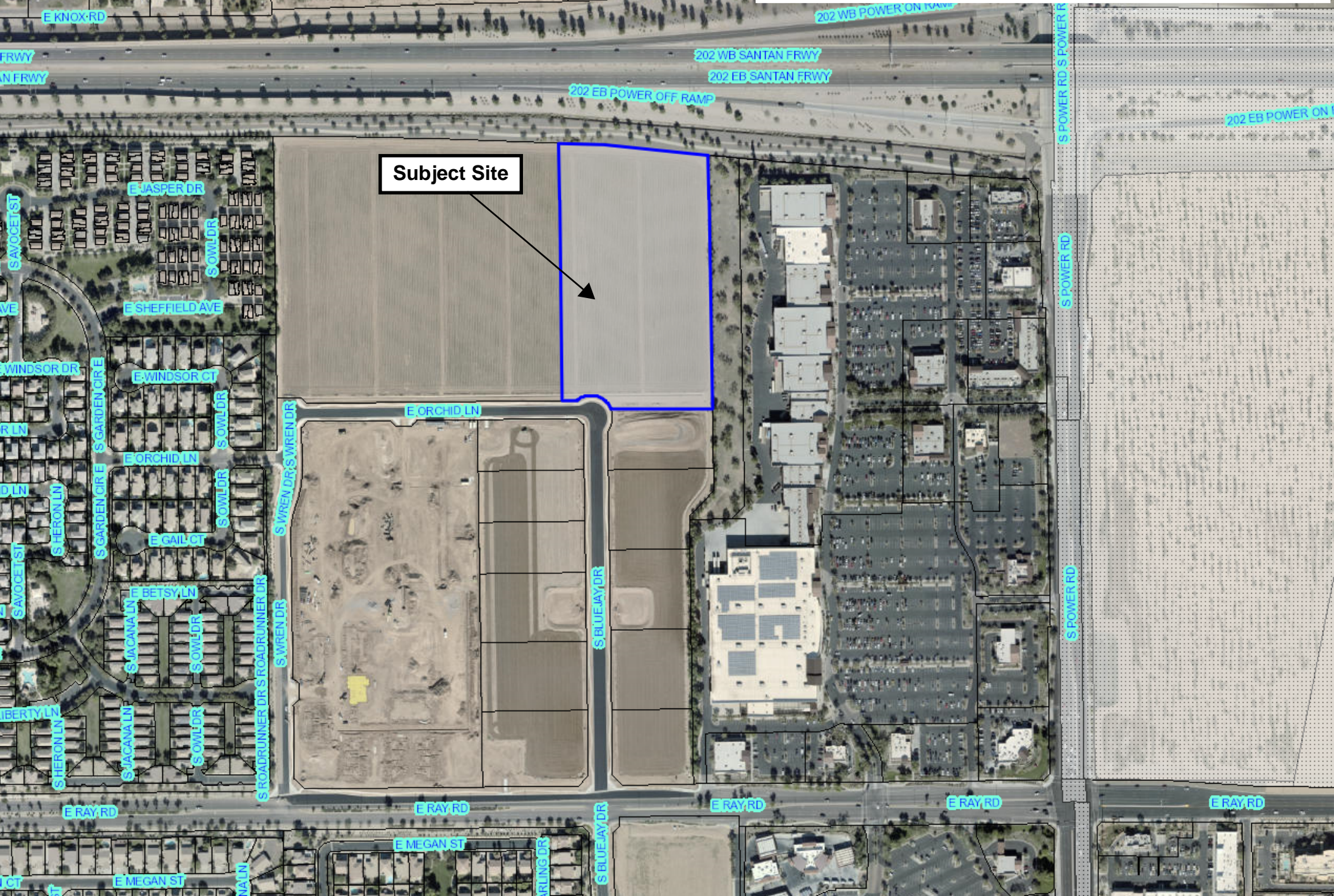
Attachments and Enclosures:

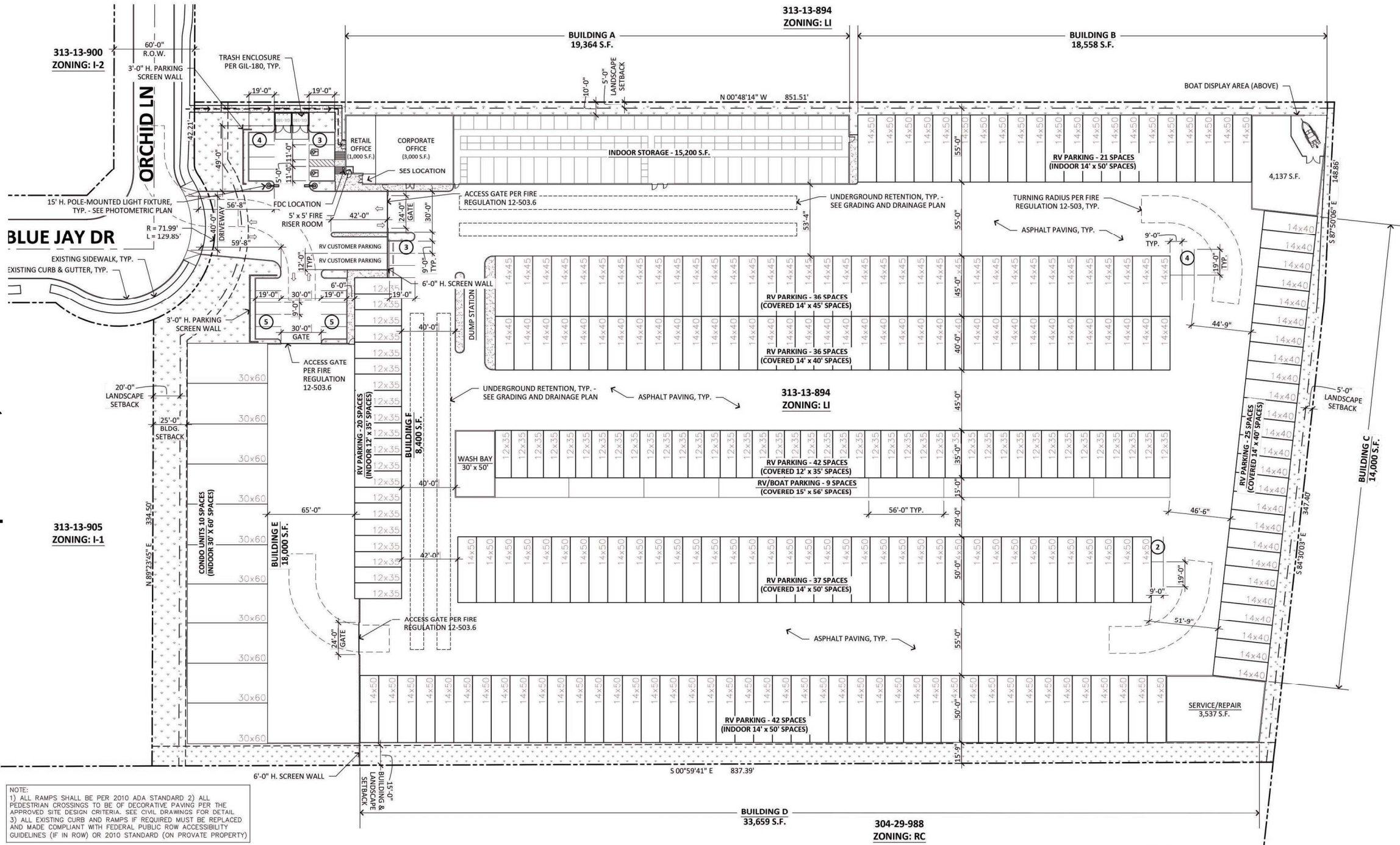
- 1) Vicinity Map
- 2) Aerial Photo
- 3) Site Plan
- 4) Landscape
- 5) Grading and Drainage
- 6) Colors and Materials
- 7) Elevations
- 8) Floor Plans
- 9) Lighting

UP19-40, UP19-41, DR19-119 Power & Ray Storage
Attachment 1: Vicinity Map
September 4, 2019



UP19-40, UP19-41, DR19-119 Power & Ray Storage
Attachment 2: Aerial Photo
September 4, 2019





NOTE:
1) ALL RAMPS SHALL BE PER 2010 ADA STANDARD 2) ALL PEDESTRIAN CROSSINGS TO BE OF DECORATIVE PAVING PER THE APPROVED SITE DESIGN CRITERIA. SEE CIVIL DRAWINGS FOR DETAIL.
3) ALL EXISTING CURB AND RAMPS IF REQUIRED MUST BE REPLACED AND MADE COMPLIANT WITH FEDERAL PUBLIC ROW ACCESSIBILITY GUIDELINES (F IN ROW) OR 2010 STANDARD (ON PRIVATE PROPERTY)

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

SITE PLAN

SCALE: 1" = 40'-0"



PROJECT DATA

PARCEL NUMBER:	313-13-894
ZONING:	LI (CONDITIONAL USE)
GROSS SITE AREA:	427,248 S.F. (9.81 ACRES)
NET SITE AREA:	421,582 S.F. (9.68 ACRES)
BUILDING AREAS:	
BUILDING A	19,364 S.F.
BUILDING B	18,558 S.F.
BUILDING C	14,000 S.F.
BUILDING D	33,659 S.F.
BUILDING E	18,000 S.F.
BUILDING F	8,400 S.F.
WASH BAY	1,500 S.F.
TOTAL BUILDING AREA	113,481 S.F.

TOTAL RV CANOPY AREA: 95,440 S.F.

PARKING:
STORAGE (NO DWELLING UNIT): 8 SPACES
CORPORATE OFFICE (1 PER 250 S.F.): 12 SPACES

TOTAL PARKING REQUIRED: 20 SPACES
TOTAL PARKING PROVIDED: 26 SPACES

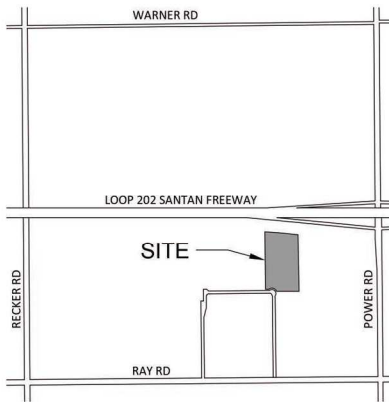
ACCESSIBLE PARKING REQUIRED: 2 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES

LANDSCAPE:
TOTAL LANDSCAPE AREA: 41,318 S.F.
LANDSCAPE AREA COVERAGE: 9.8%
LOT COVERAGE: 26.9%

LEGEND

- INDICATES: CONCRETE SIDEWALK
- INDICATES: LANDSCAPE
- INDICATES: ACCESSIBLE ROUTE TO BUILDING AND PUBLIC WAY

VICINITY MAP



STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES
MARCH 11TH 2004

- ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
- ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC.

SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.

- FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING:
 - BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
- AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR

- EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
b. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM THE VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
 - PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING
 - OR ROUTED UNDER GROUND

- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
 - HAVE CONCRETE BASES PAINTED TO MATCH PRIMARY BUILDING COLOR OR FURNISHED TO MATCH PARKING SCREEN WALLS, CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22A OF ULC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR

- PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLANS IS 14'
- LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
 - COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

POWER AND RAY STORAGE

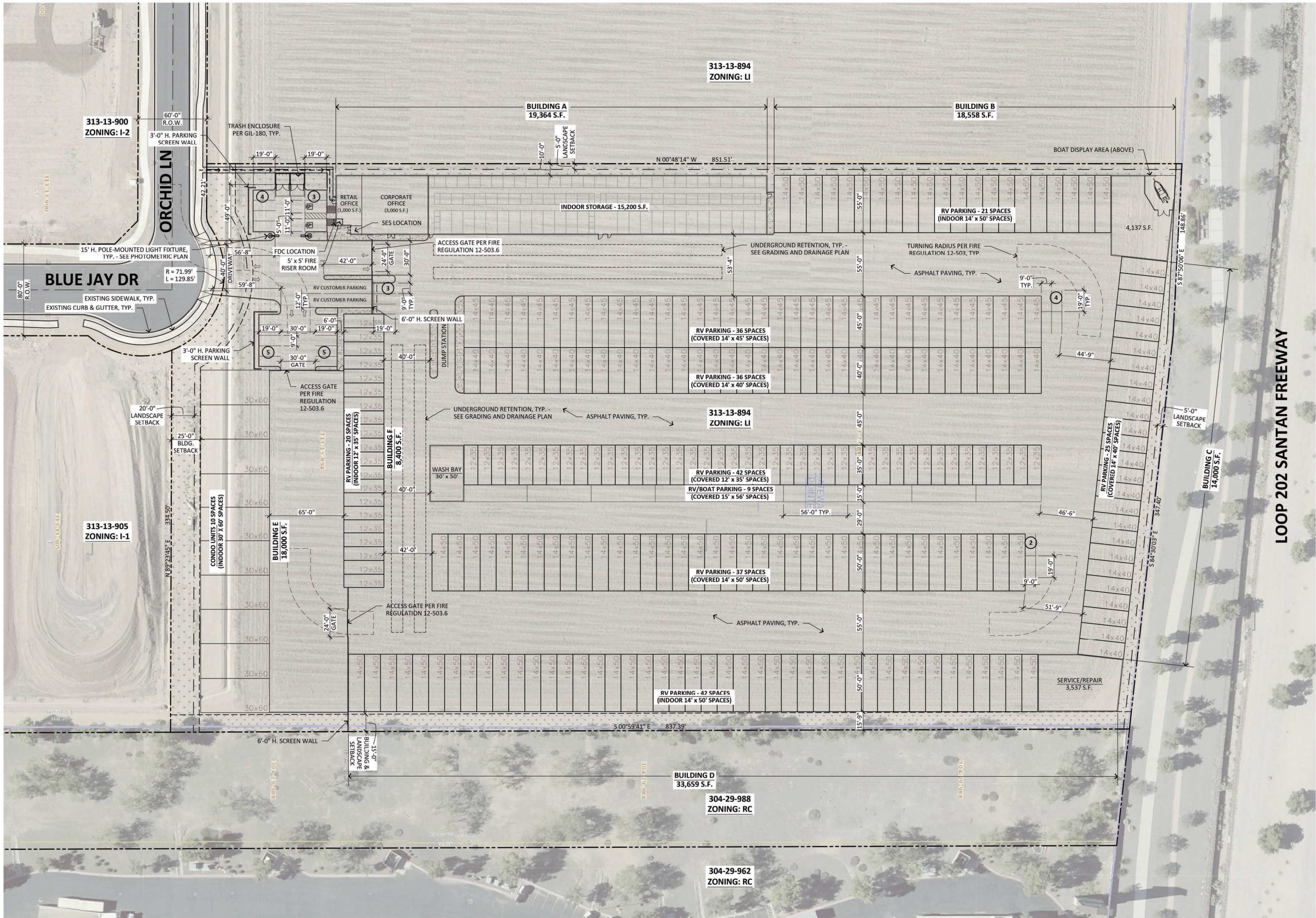
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-05-2019 (PRELIMINARY)



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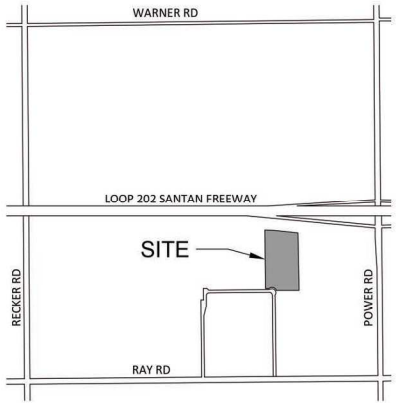
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TOTAL PARKING PROVIDED:	
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26 SPACES	
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ACCESSIBLE PARKING PROVIDED:	
2 SPACES	
2 SPACES	
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VICINITY MAP



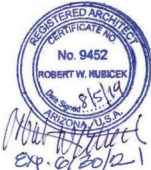
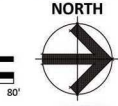
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SITE PLAN - WITH AERIAL

SCALE: 1" = 40'-0"

POWER AND RAY STORAGE

NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-05-2019 (PRELIMINARY)



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SP-1B

RKAA# 19087.00



UP19-40, UP19-41, DR19-119 Power & Ray Storage
Attachment 4: Landscape
September 4, 2019

TOWN OF GILBERT
LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT AS-BUILTS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE-CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANNA) SPECIFICATIONS. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. GAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE INSTALLATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

LANDSCAPE LEGEND

- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING) (14)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (8)
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (3)
- EREMOPHILA MACULATA
VALENTINE BUSH
5 GALLON (81)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (32)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (55)

- AGAVE WEBBERI
WEBBER'S AGAVE
5 GALLON (20)
- LANTANA MONTEVIDENSIS
'NEW GOLD'
1 GALLON (73)
- EUPHORBIA RIGIDA
GOPHER PLANT
1 GALLON (55)
- 1/2" SCREENED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
(APPROX: 11,824 SQ.FT. VERIFY)
- BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (4)

LANDSCAPE CALCULATIONS:

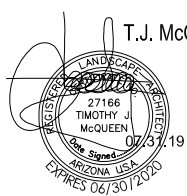
OFF-SITE LANDSCAPE: 37,666 SQ.FT.
ON-SITE LANDSCAPE: 38,754 SQ.FT. (9%)
TOTAL LANDSCAPE: 42,520 SQ.FT.
NET SITE AREA: 421,582 SQ.FT.

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60'

NORTH



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-8220

EMAIL: timmcqueen@tjmla.net



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ARCHITECTS, INC.

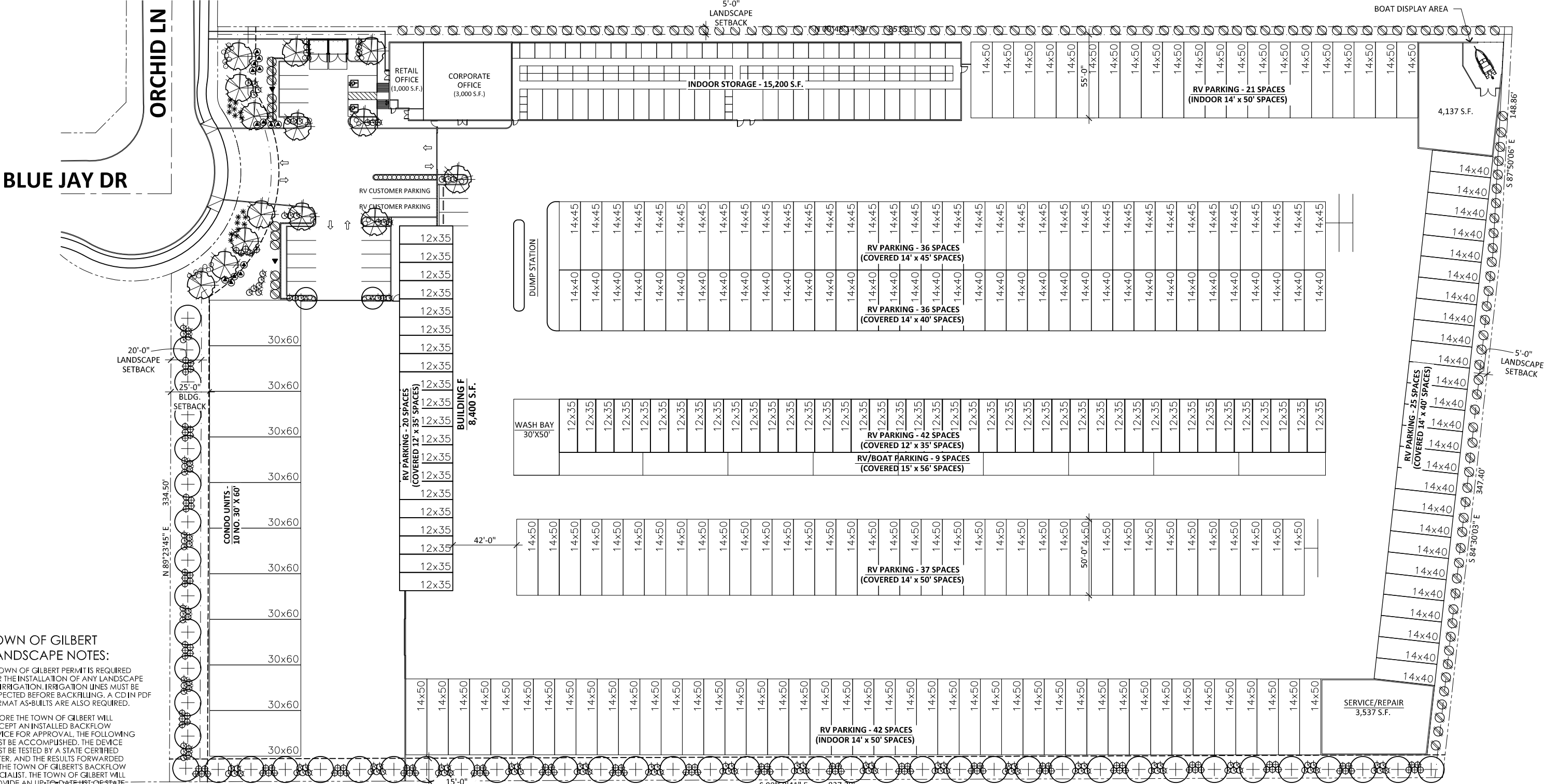
POWER AND RAY STORAGE

NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA

DATE: 07-24-2019 (PRELIMINARY)

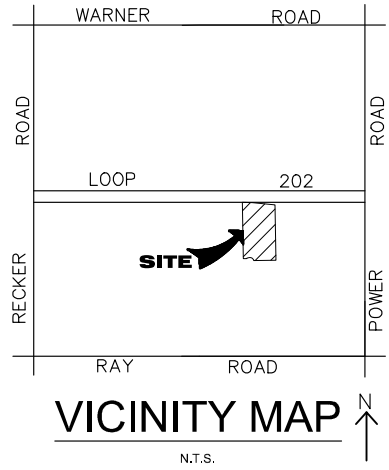
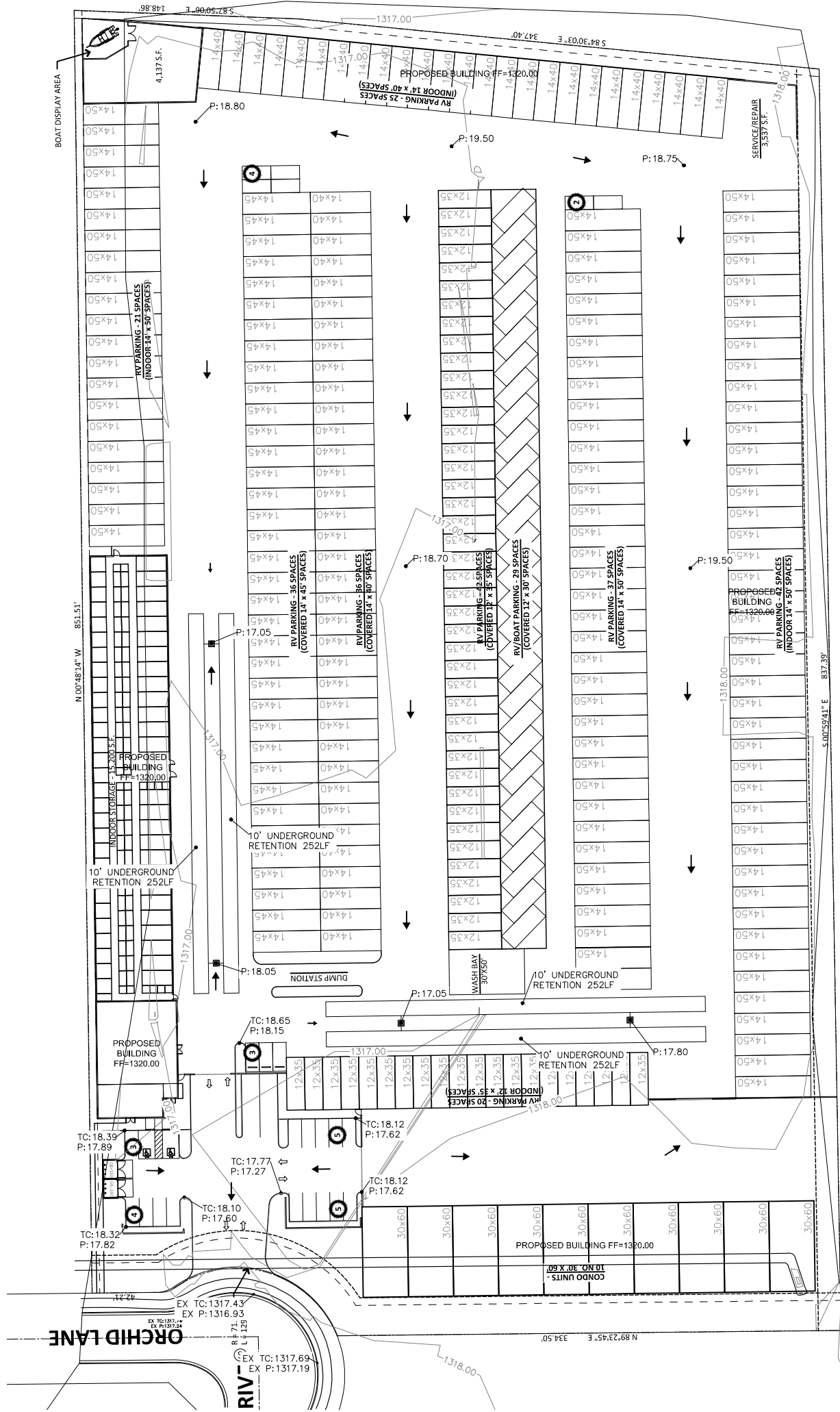
La.01

RKAA# 19087.00



SERVICE/REPAIR
3,537 S.F.

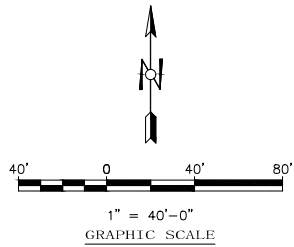
**UP19-40, UP19-41, DR19-119 Power & Ray Storage
Attachment 5: Grading and Drainage
September 4, 2019**



PROJECT DATA	
GROSS AREA:	421,582 SF - 9.68 ACRES
NET AREA:	421,620 SF - 9.68 ACRES

RETENTION REQUIRED:
 $V_r = C \cdot I \cdot A$
 $C = 0.90$
 $I = 2.50$
 $A = 421,620$
 $V_r = 79,062 \text{ CF}$

RETENTION PROVIDED
10' PIPE = 78.5 CF/LF
1,008 LF X 78.5 = 79,128 CF



BRKAA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RCAA.com



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

AMP/PII DEVELOPMENT
4201 W. CYPRESS STREET
TAMPA, FLORIDA 33607
CONTACT: ERIC A. SCHLOSSER
PHONE: (813) 854-2232 ext.227

POWER AND RAY STORAGE
NEC OF ORCHID LANE & BLUE JAY DRIVE
GILBERT, ARIZONA
DATE: 07-24-2019 (PRELIMINARY)

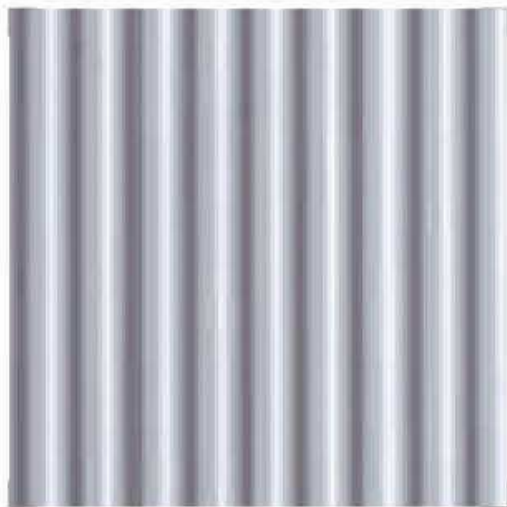
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CORPORATION. 1

design by: RWK
drawn by: XI
checked by: NAF

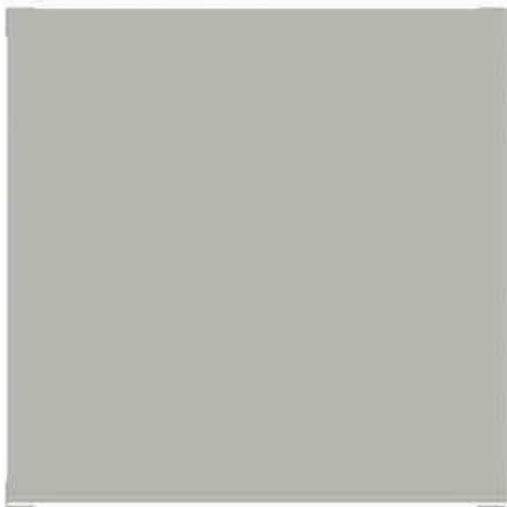
PRELIMINARY GRADING PLAN

project #: 62190082

GD1



A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY



B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658



C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166



D PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843



E METAL ROOFING:
MFG: WESTERN STATES
SPEC: STANDING SEAM
COLOR: DARK BRONZE



F ALUMINUM STOREFRONT:
MFG: ATLAS
FINISH: DARK BRONZE

POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT , AZ
DATE: 07-31-2019 (PRELIMINARY)



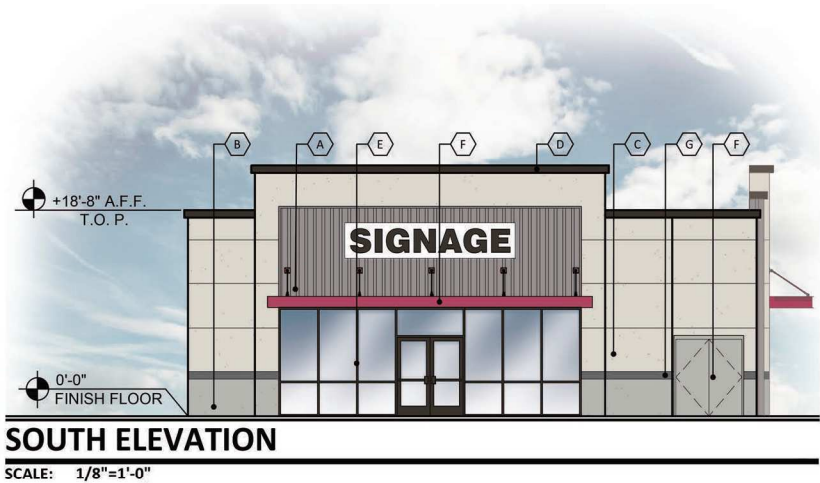
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MB-1

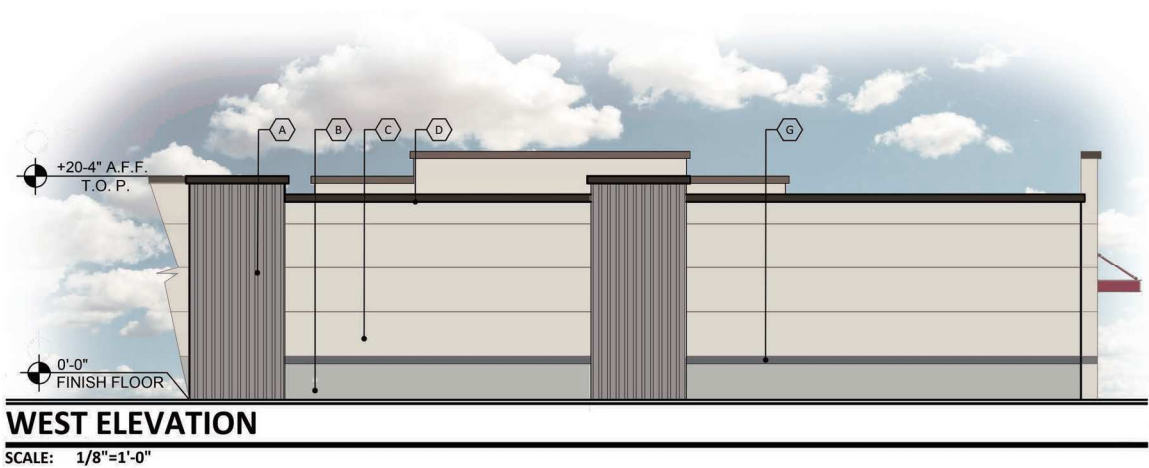
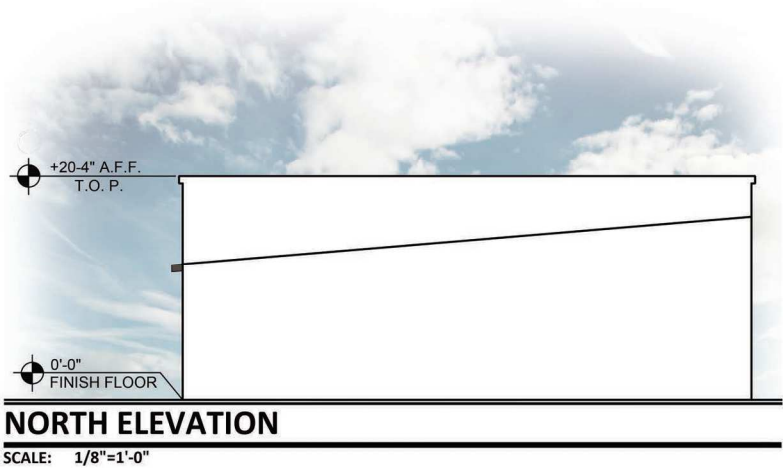
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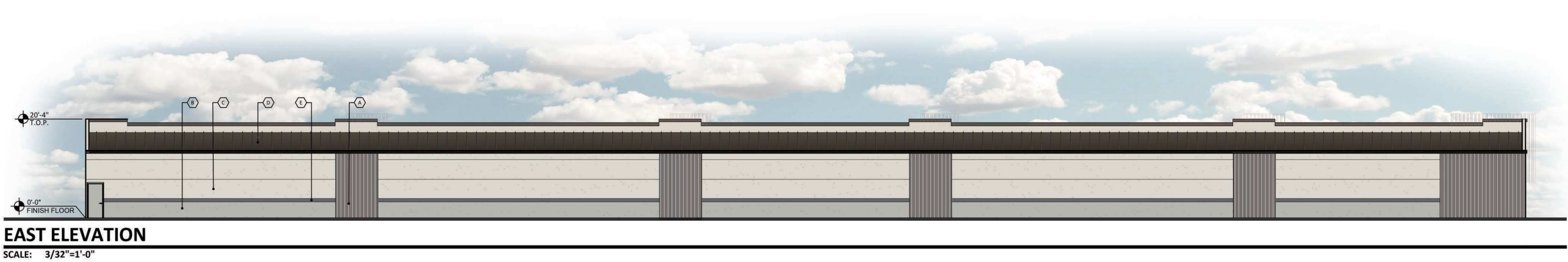
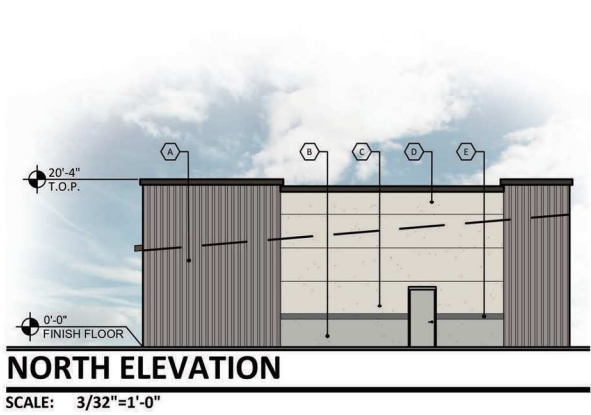
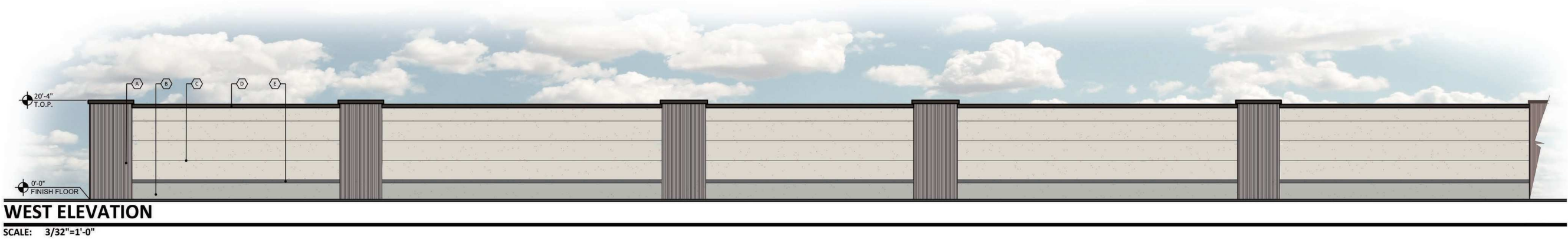
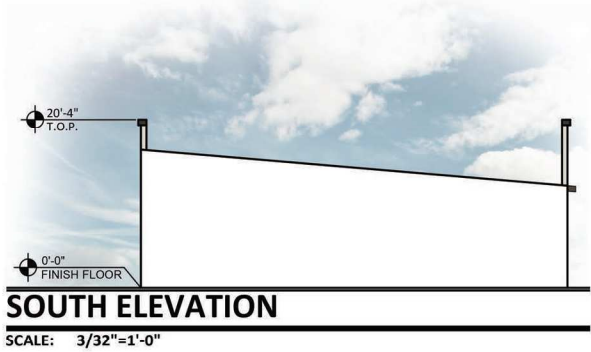


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MATERIALS & COLORS			
A	METAL PANELS: MFG: WESTERN STATES SPEC: CORRUGATED PANEL COLOR: ASH GRAY	E	ALUMINUM STORFRONT: MFG: ATLAS COLOR: DARK BRONZE
B	PAINT: MFG: SHERWIN WILLIAMS COLOR: GRAY CLOUDS SPEC #: SW 7658	F	PAINT: MFG: SHERWIN WILLIAMS COLOR: HOT SPEC #: SW 6843
C	PAINT: MFG: SHERWIN WILLIAMS COLOR: DRIFT OF MIST SPEC #: SW 9166	G	PAINT: MFG: SHERWIN WILLIAMS COLOR: WEB GRAY SPEC #: SW 7075
D	METAL ROOFING: MFG: WESTERN STATES COLOR: DARK BRONZE		





MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | D METAL ROOFING:
MFG: WESTERN STATES
SPEC: STANDING SEAM
COLOR: DARK BRONZE |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | E PAINT:
MFG: SHERWIN WILLIAMS
COLOR: WEB GRAY
SPEC #: SW 7075 |
| C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | |

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POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)

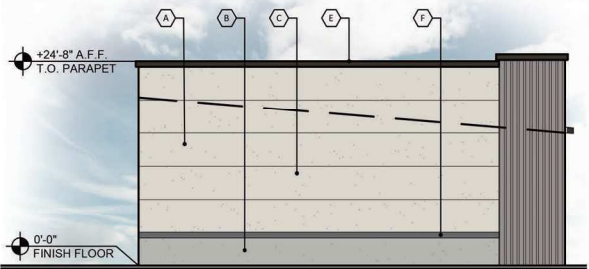


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EL-2
BLDG. A

RKAA# 19087.00





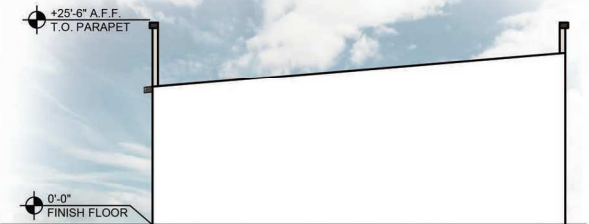
SOUTH ELEVATION

SCALE: 3/32"=1'-0"



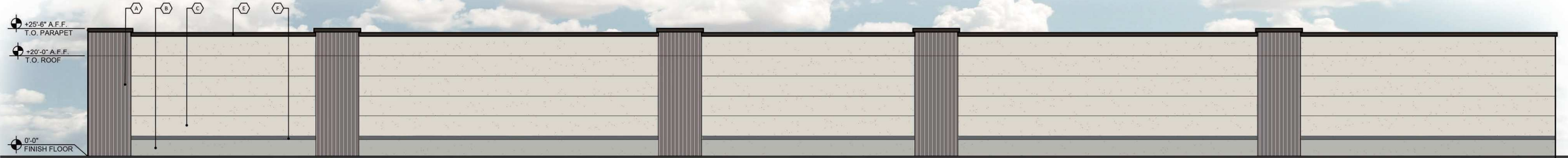
EAST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"



WEST ELEVATION

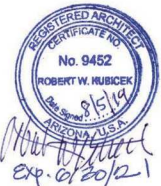
SCALE: 3/32"=1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | D ROLLING DOORS PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843 |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | E METAL ROOFING:
MFG: WESTERN STATES
SPEC: STANDING SEAM
COLOR: DARK BRONZE |
| C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | F PAINT:
MFG: SHERWIN WILLIAMS
COLOR: WEB GRAY
SPEC #: SW 7075 |

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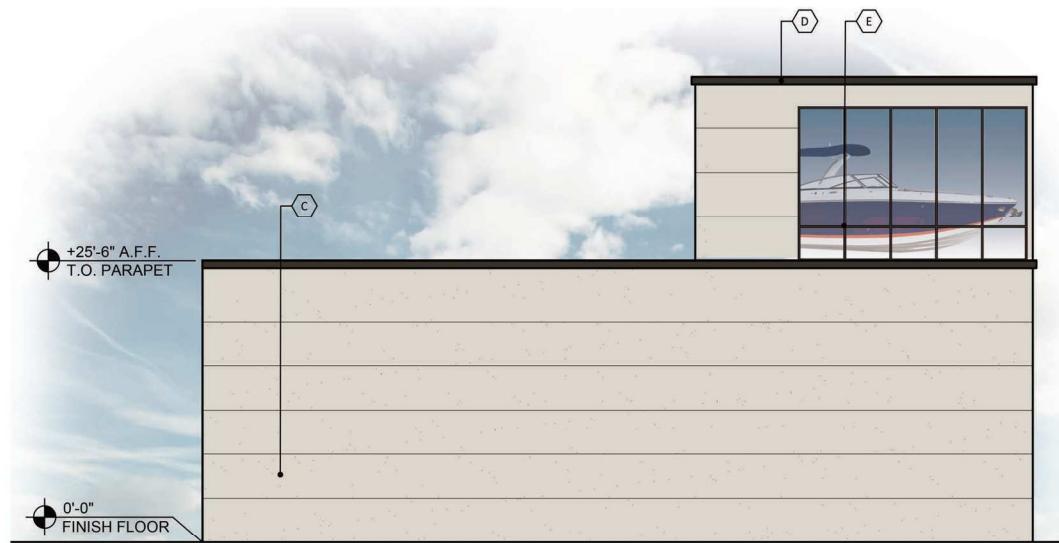
POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)



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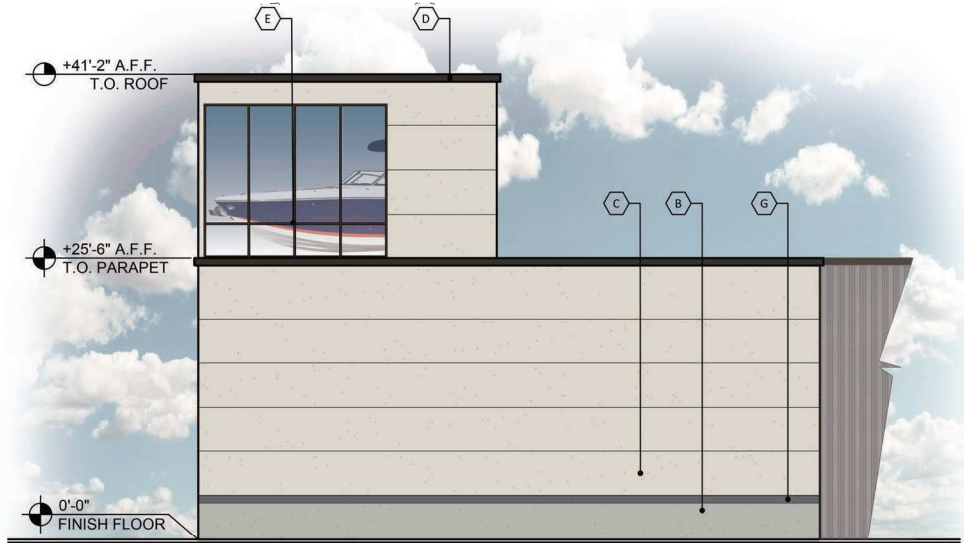
EL-3
BLDG. B
RKAA# 19087.00





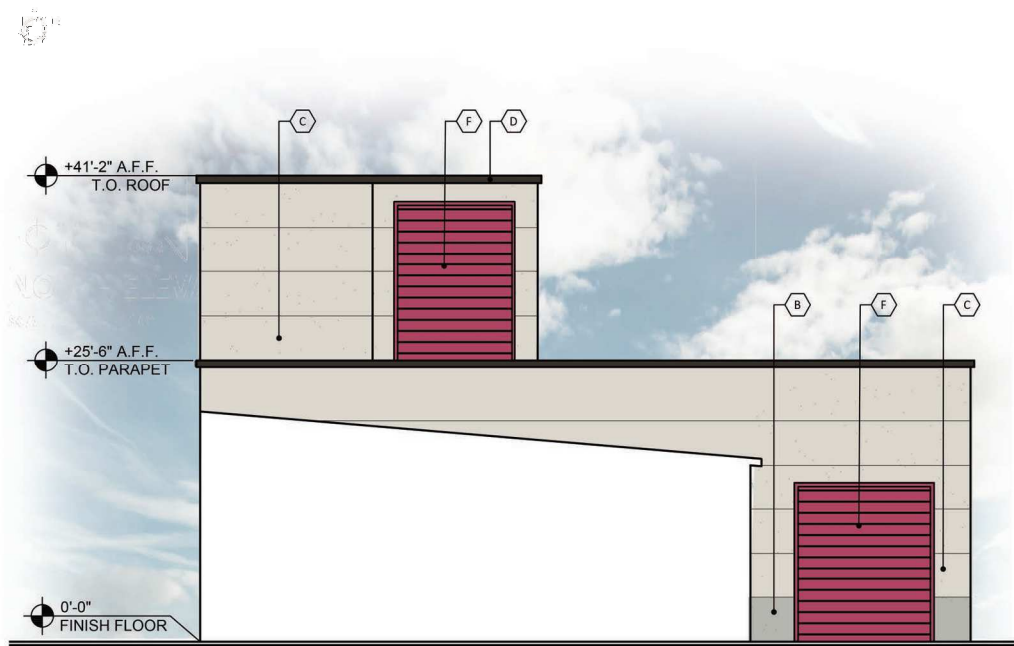
NORTH ELEVATION

SCALE: 1/8"=1'-0"



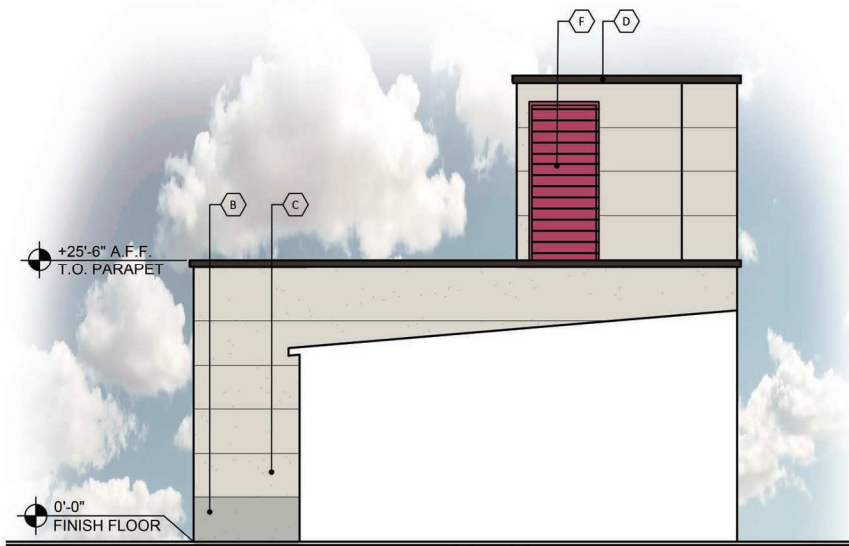
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



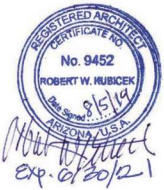
EAST ELEVATION

SCALE: 1/8"=1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | D METAL ROOFING:
MFG: WESTERN STATES
COLOR: DARK BRONZE |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | E ALUMINUM STORFRONT:
MFG: ATLAS
COLOR: DARK BRONZE |
| C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | F ROLLER DOOR PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843 |
| | G PAINT:
MFG: SHERWIN WILLIAMS
COLOR: WEB GRAY
SPEC #: SW 7075 |

POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)

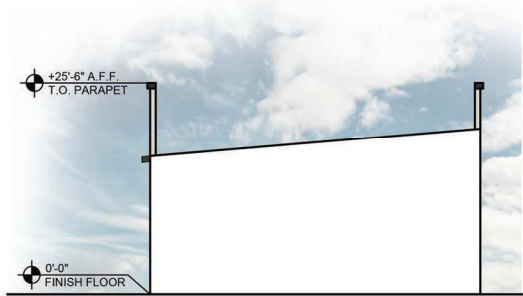


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**EL-4
DISPLAY**
RKAA# 19087.00



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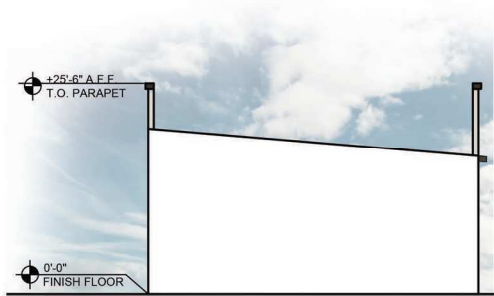
EAST ELEVATION

SCALE: 3/32"=1'-0"



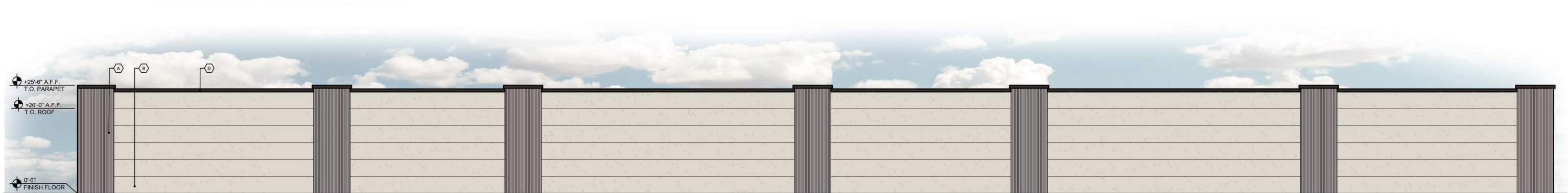
SOUTH ELEVATION

SCALE: 3/32"=1'-0"



WEST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | D ROLLING DOORS PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843 |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | E METAL ROOFING:
MFG: WESTERN STATES
SPEC: STANDING SEAM
COLOR: DARK BRONZE |
| C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | |

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POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)

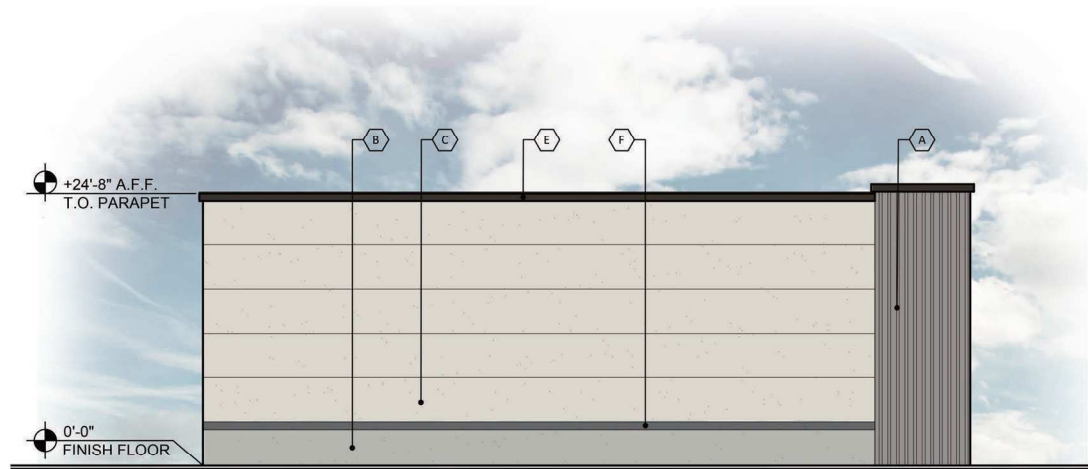


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EL-5
BLDG. C

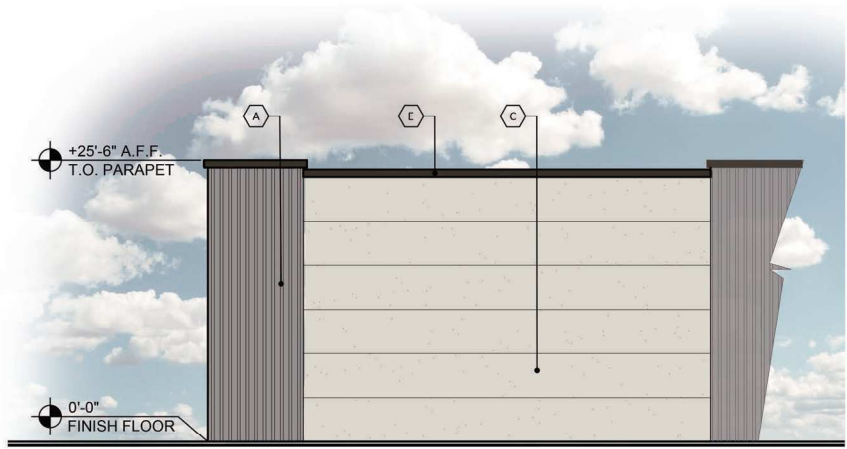
RKAA# 19087.00





EAST ELEVATION

SCALE: 1/8"=1'-0"



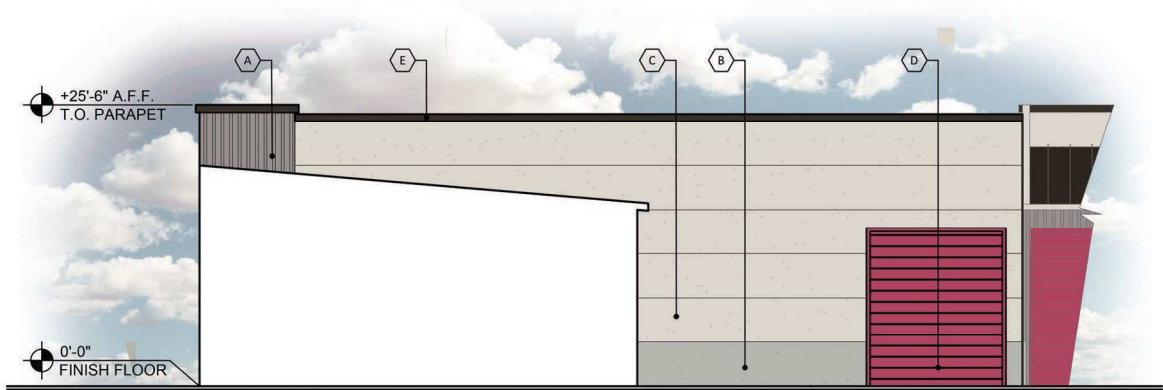
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | D ROLLING DOORS PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843 |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | E METAL ROOFING:
MFG: WESTERN STATES
COLOR: DARK BRONZE |
| C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | F PAINT:
MFG: SHERWIN WILLIAMS
COLOR: WEBB GRAY
SPEC #: SW 7075 |

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POWER AND RAY STORAGE

NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)

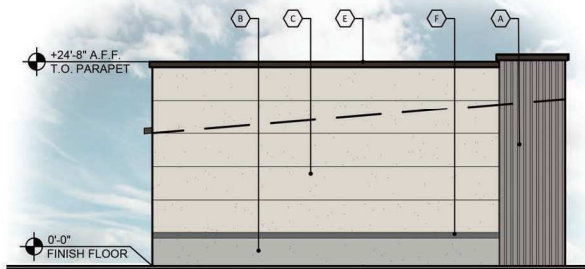


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**EL-6
SERVICE**

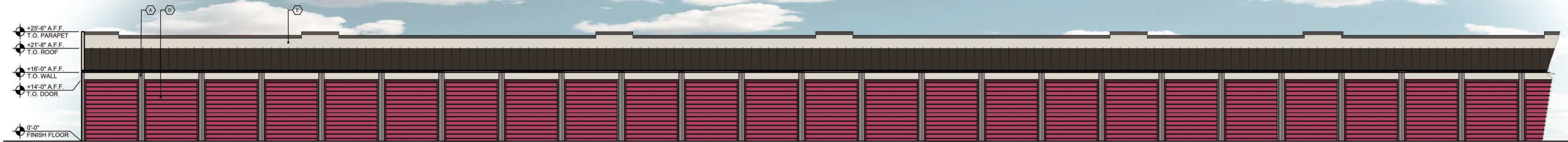
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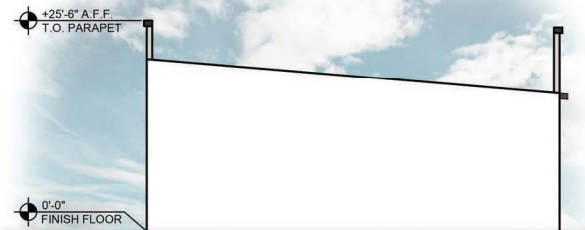
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SCALE: 3/32"=1'-0"



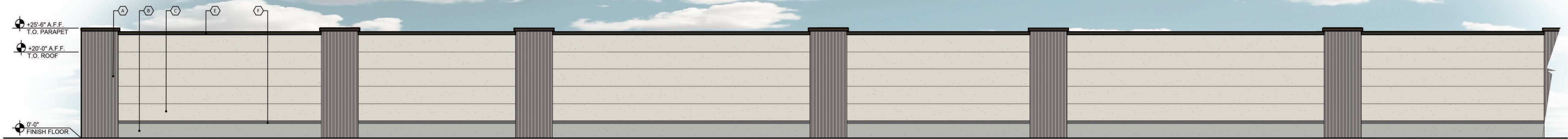
WEST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

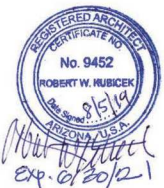
SCALE: 3/32"=1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | D ROLLING DOORS PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843 |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | E METAL ROOFING:
MFG: WESTERN STATES
SPEC: STANDING SEAM
COLOR: DARK BRONZE |
| C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | E PAINT:
MFG: SHERWIN WILLIAMS
COLOR: WEB GRAY
SPEC #: SW 7075 |

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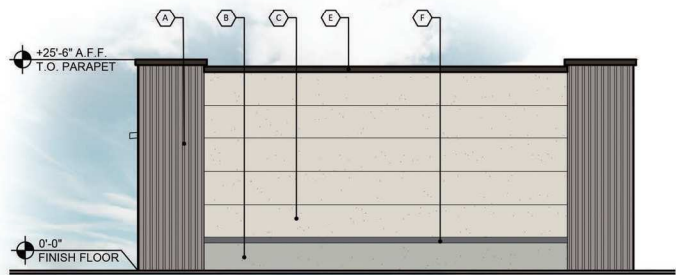
POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)



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EL-7
BLDG. D
RKAA# 19087.00





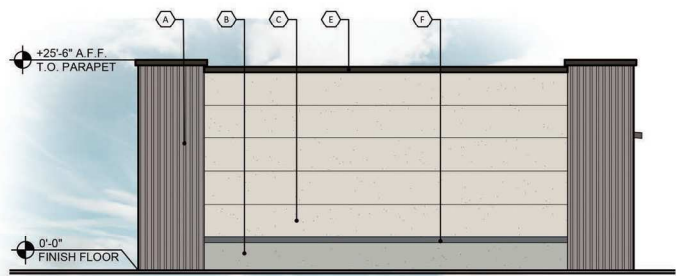
WEST ELEVATION

SCALE: 3/32"=1'-0"



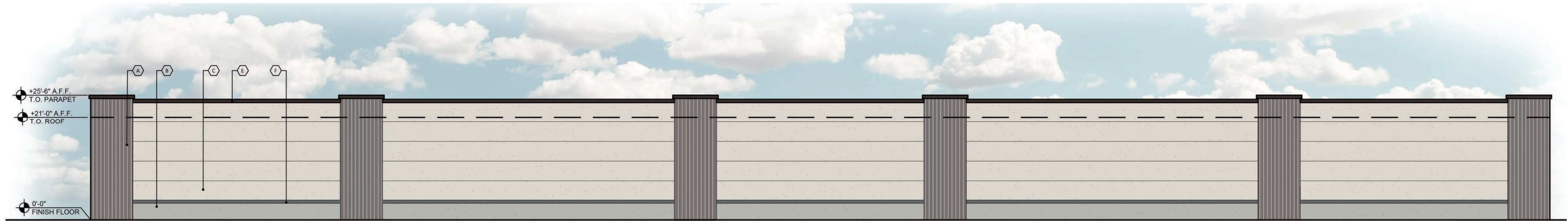
NORTH ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"



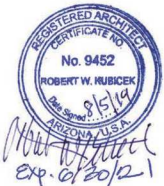
SOUTH ELEVATION

SCALE: 3/32"=1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | D ROLLING DOORS PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843 |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | E METAL ROOFING:
MFG: WESTERN STATES
SPEC: STANDING SEAM
COLOR: DARK BRONZE |
| C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | F PAINT:
MFG: SHERWIN WILLIAMS
COLOR: WEB GRAY
SPEC #: SW 7075 |

POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)



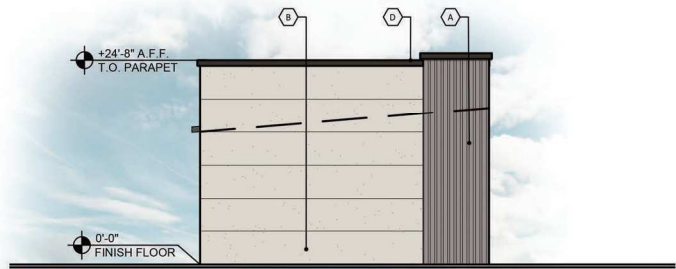
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EL-8
BLDG. E

RKAA# 19087.00

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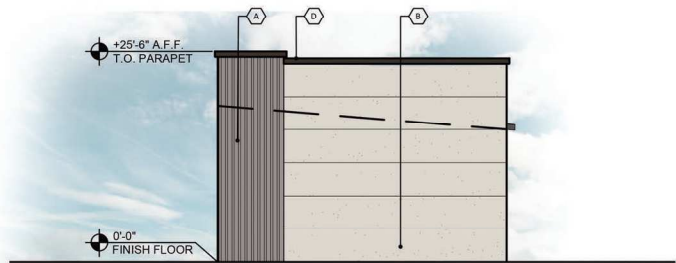
WEST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"



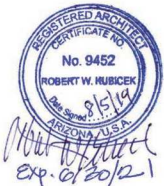
SOUTH ELEVATION

SCALE: 3/32"=1'-0"

MATERIALS & COLORS

- | | |
|--|---|
| A METAL PANELS:
MFG: WESTERN STATES
SPEC: CORRUGATED PANEL
COLOR: ASH GRAY | C ROLLING DOORS PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HOT
SPEC #: SW 6843 |
| B PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 | D METAL ROOFING:
MFG: WESTERN STATES
SPEC: STANDING SEAM
COLOR: DARK BRONZE |

POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)



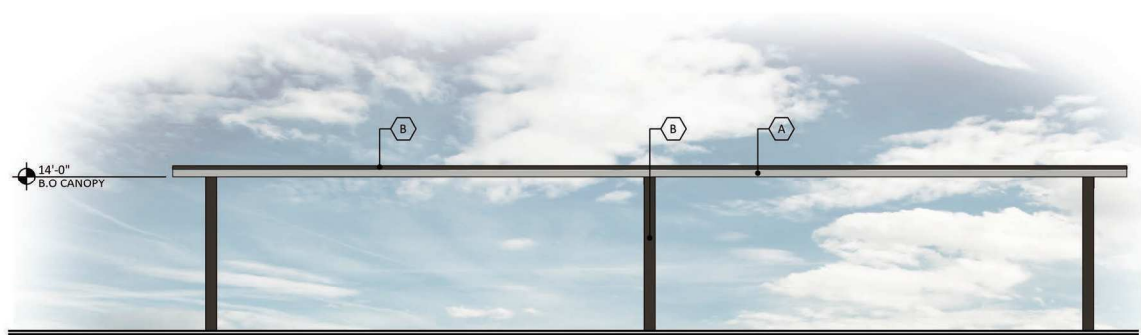
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EL-9
BLDG. F

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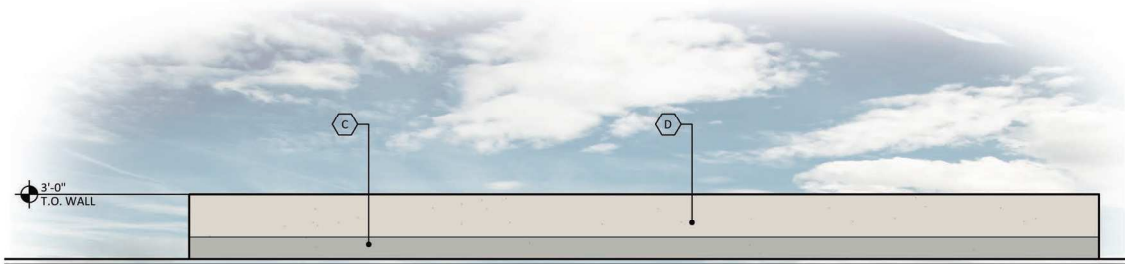
TYP. PARKING CANOPY- SIDE ELEVATION

SCALE: 1/8"=1'-0"



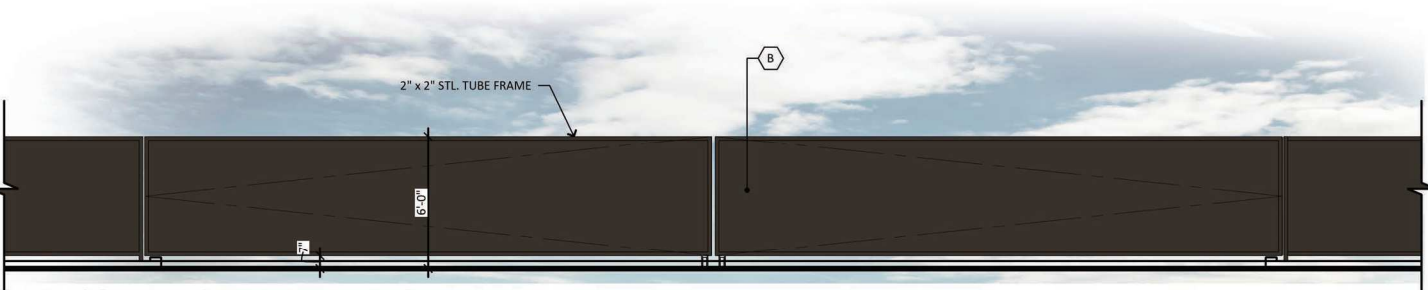
TYP. PARKING CANOPY- FRONT ELEVATION

SCALE: 1/8"=1'-0"



TYP. SCREEN WALL ELEVATION

SCALE: 1/8"=1'-0"



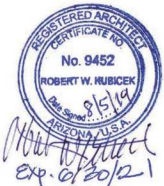
TYP. SCREEN GATE ELEVATION

SCALE: 1/4"=1'-0"

MATERIALS & COLORS

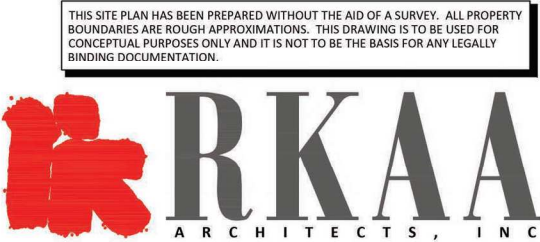
- | | |
|--|---|
| A PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 | C PAINT:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS
SPEC #: SW 7658 |
| B COPING/PARKING CANOPIES (PAINT TO MATCH):
MFG: SHERWIN WILLIAMS
COLOR: BEST BRONZE
SPEC #: SW 6160 | D PAINT:
MFG: SHERWIN WILLIAMS
COLOR: DRIFT OF MIST
SPEC #: SW 9166 |

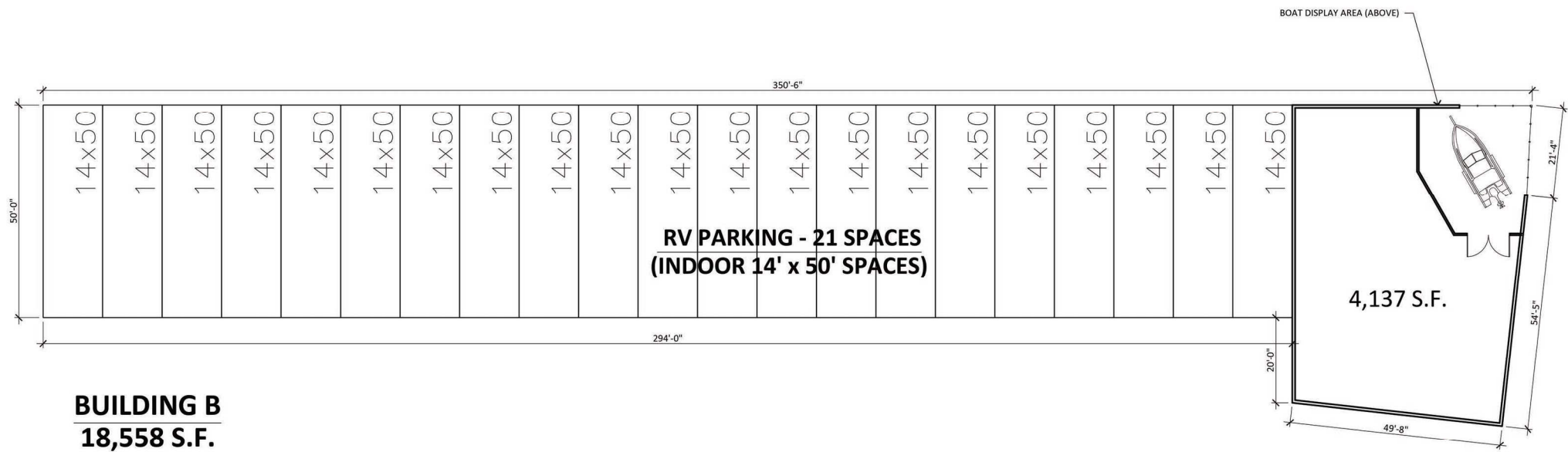
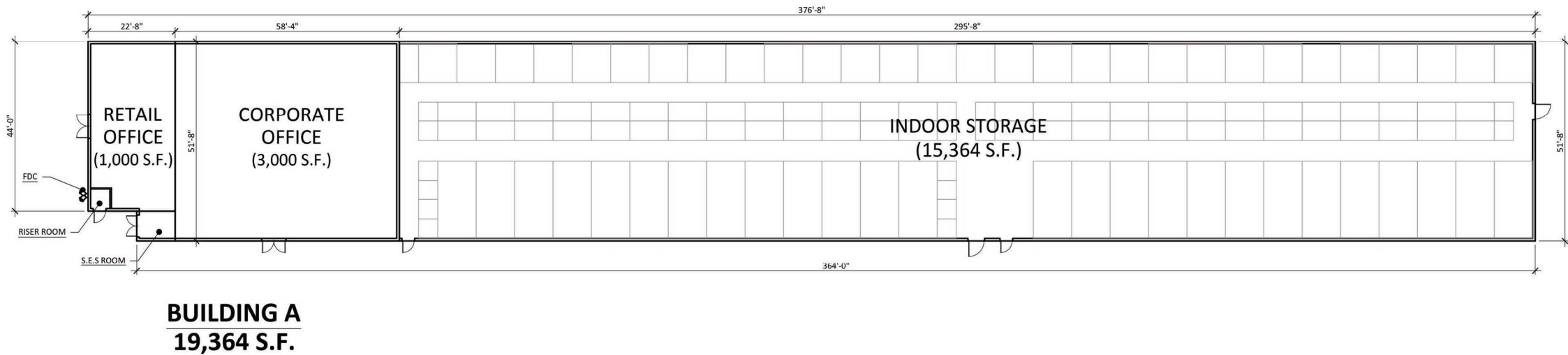
POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-02-2019 (PRELIMINARY)



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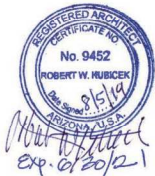
EL-10
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FLOOR PLAN
SCALE: 1/16" = 1'-0"

POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-05-2019 (PRELIMINARY)

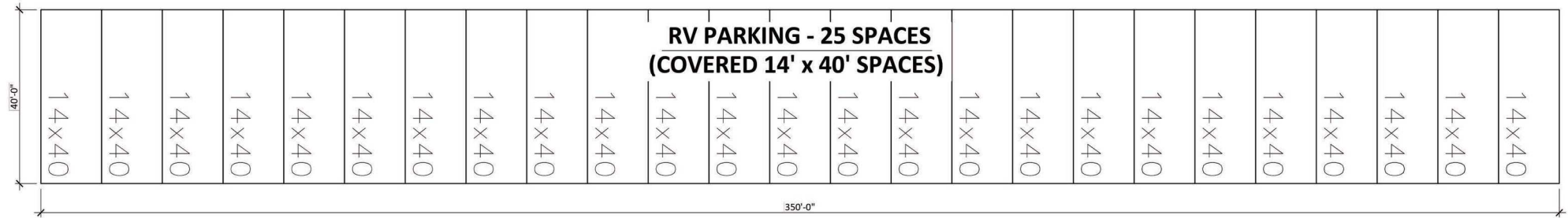


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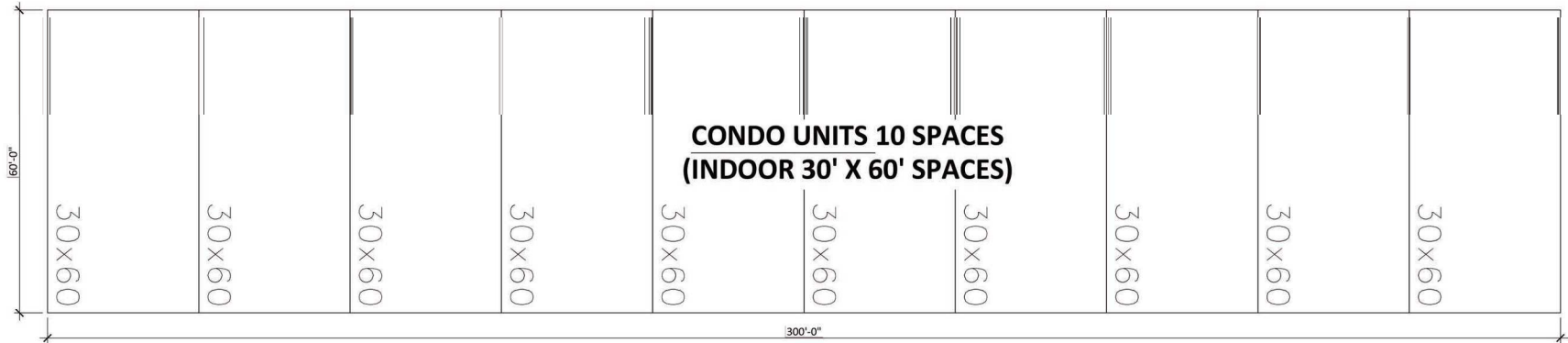
FP-1

RKAA# 19087.00

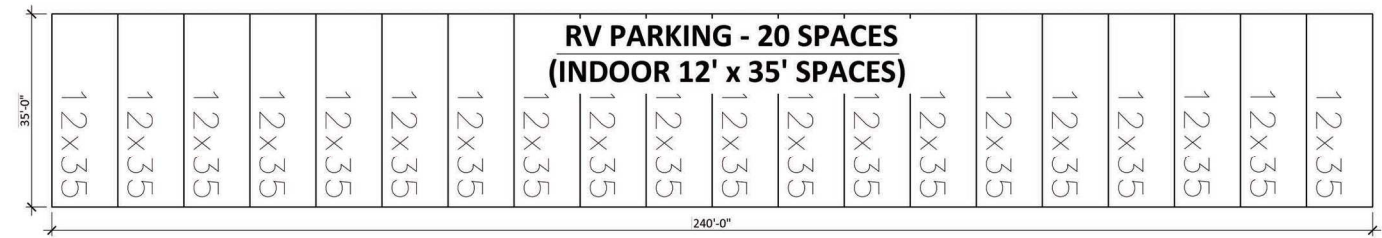




BUILDING C
14,000 S.F.



BUILDING E
18,000 S.F.



BUILDING F
8,400 S.F.

FLOOR PLAN

SCALE: 1/16" = 1'-0"



POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 08-05-2019 (PRELIMINARY)

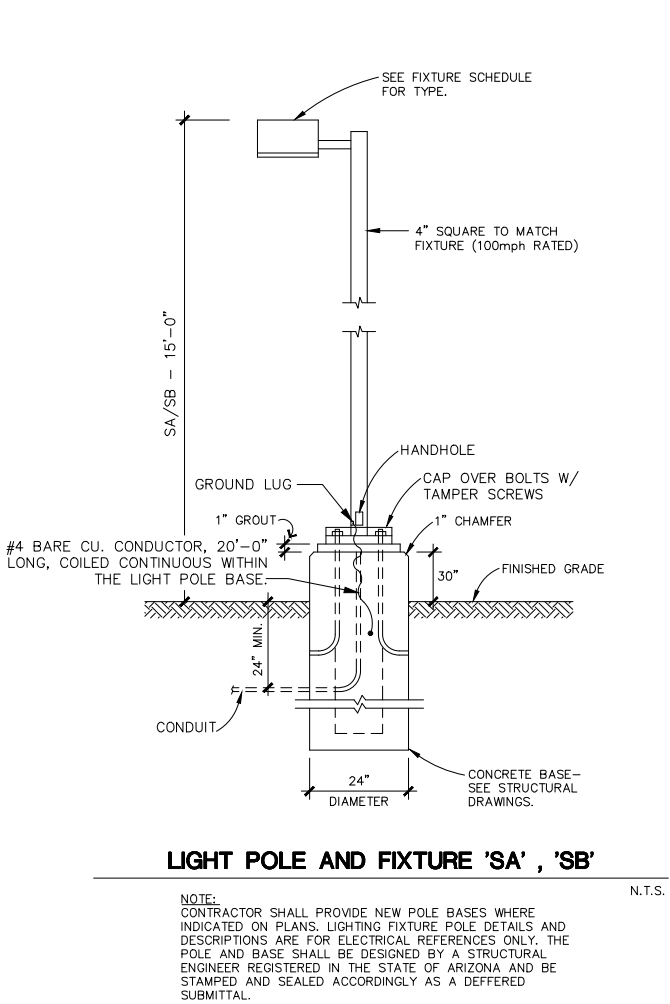
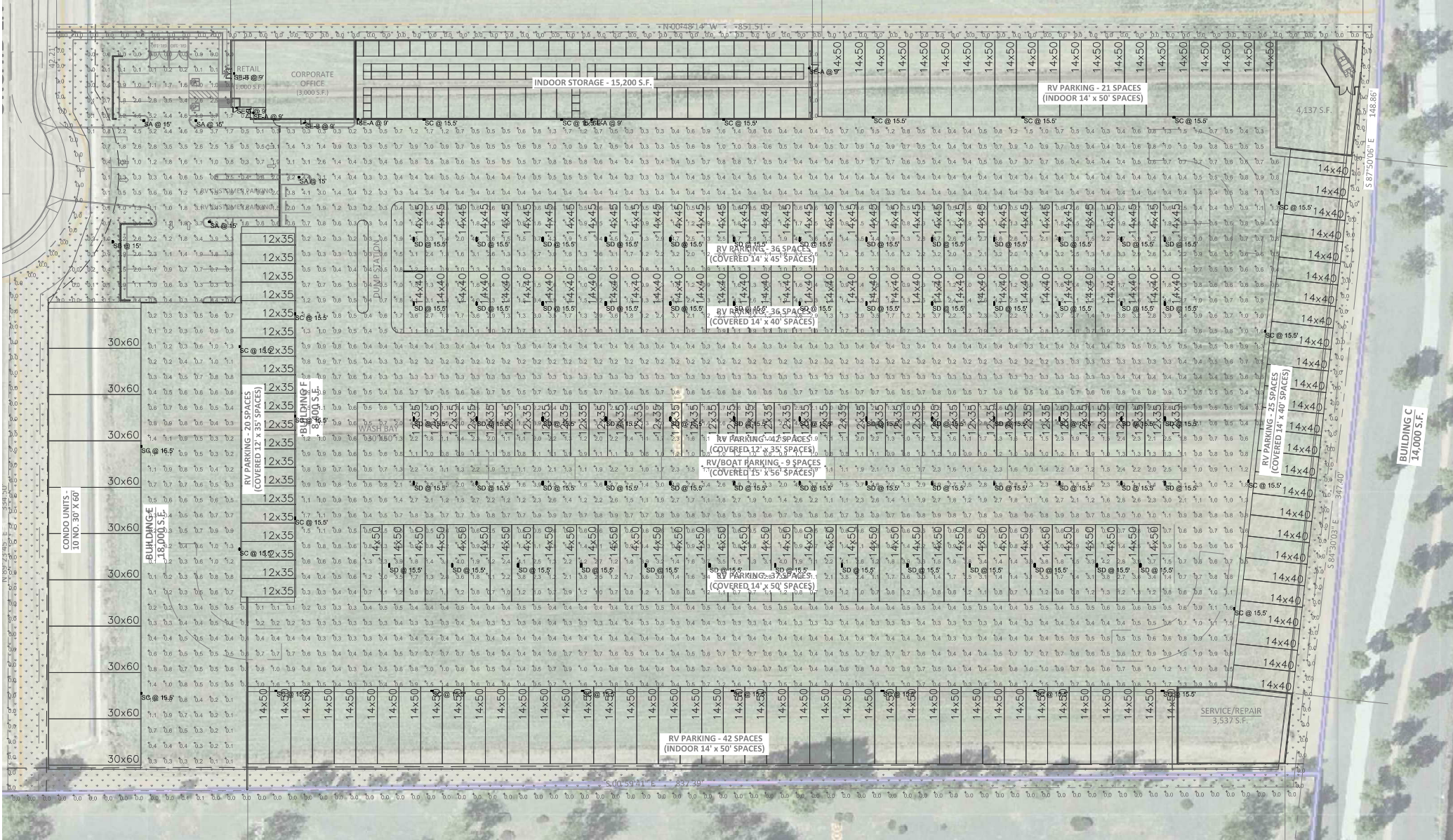


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FP-3

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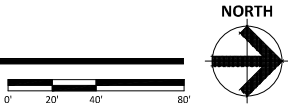
LIGHT POLE AND FIXTURE 'SA', 'SB'







NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

N.T.S.

PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	4	Lithonia Lighting	DSX1 LED P1 40K T5S MVOLT	DSX1 LED P1 40K T5S MVOLT	LED	1	DSX1_LED_P1_40K_T5S_MVOL T.ies	7247	0.91	54
	SB	1	Lithonia Lighting	DSX1 LED P1 40K TFTM MVOLT HS	DSX1 LED P1 40K TFTM MVOLT with houside shield	LED	1	DSX1_LED_P1_40K_TFTM_MVO LT_HS.ies	5436	0.91	54
	SC	24	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA	LED	1	DSXW1_LED_10 C_1000_40K_T 4M_MVOLT.ies	3795	0.91	38.8
	SD	65	Lithonia Lighting	DMW2 4000LM WD PFL MVOLT 40K 80CRI	DMW2 L24 4000LM WD PFL MVOLT GZ1 40K 80CRI (GLEDS)	LED	1	DMW2_4000LM _WD_PFL_MVOL T_40K_80CRI.ies	3663	0.91	39.9
	SE-A	5	Lithonia Lighting	AFF FCT	AFF premium FCT (Forward Throw)	LED, Forward throw	1	AFF_FCT.ies	451	0	5.48
	SE-B	2	SIGNTEX	MUE10X-T	EXTRUDED ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE.	SIX WHITE LEDS	1	21329-MUE10X-T.ies	494	0	10.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ILLUMINANCE AT GRADE	+	1.1 fc	5.2 fc	0.0 fc	N/A	N/A
ILLUMINANCE SPILL AT PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



ARDEBILI
Engineering

Project Number: 19252 | Project Manager: OA
6100 E Indian School Rd, Suite 205, Scottsdale, AZ 85251
P: 480.626.7072 | ardebileng.com

POWER AND RAY STORAGE
NEC OF ORCHID LN & BLUE JAY DR
GILBERT, ARIZONA
DATE: 04-10-2019 (PRELIMINARY)

E-01

RKAA# 19087.00



